

VeroFORECASTSM

Strongest & Weakest Markets

Forecast: September 1, 2017 to September 1, 2018

VeroFORECAST PROJECTIONS

+4.0%

Nationwide Home Price Appreciation Over 12 Months

TOP 25 MARKETS

VeroFORECAST Projections
+7.7% to +10.9%
Home Price Appreciation Over 12 Months

WEAKEST 25 MARKETS

VeroFORECAST Projections
+0.8% to -2%
Home Price Depreciation Over 12 Months

MARKETS TO WATCH

10 TOP MARKETS IN 3 STATES

Washington
Colorado
Idaho

EMERGING TREND

Boston expected to continue to accelerate going from 6.5% and pushing close to 8% appreciation

TOP 5 MARKETS

Mt. Vernon, WA
Seattle, WA
Bellingham, WA
Denver, CO
Boise City, ID

WEAKEST 5 MARKETS

Atlantic City, NJ
Owensboro, KY
Houma–Bayou Cane–Thibodaux, LA
Torrington, CT
Pine Bluff, AR

OVERALL MARKET STRENGTH

THE WEST DOMINATES AGAIN

Only 3% of U.S. Markets Expected to Depreciate

TOP 25 MARKETS



BOTTOM 25 MARKETS

Only Bottom 11 Markets Expected to Depreciate

POPULATION MIGRATION: SMALLER METRO AREAS WEAKEST

DRIVERS

Population Growth
Low Unemployment
Low Inventory

TREND

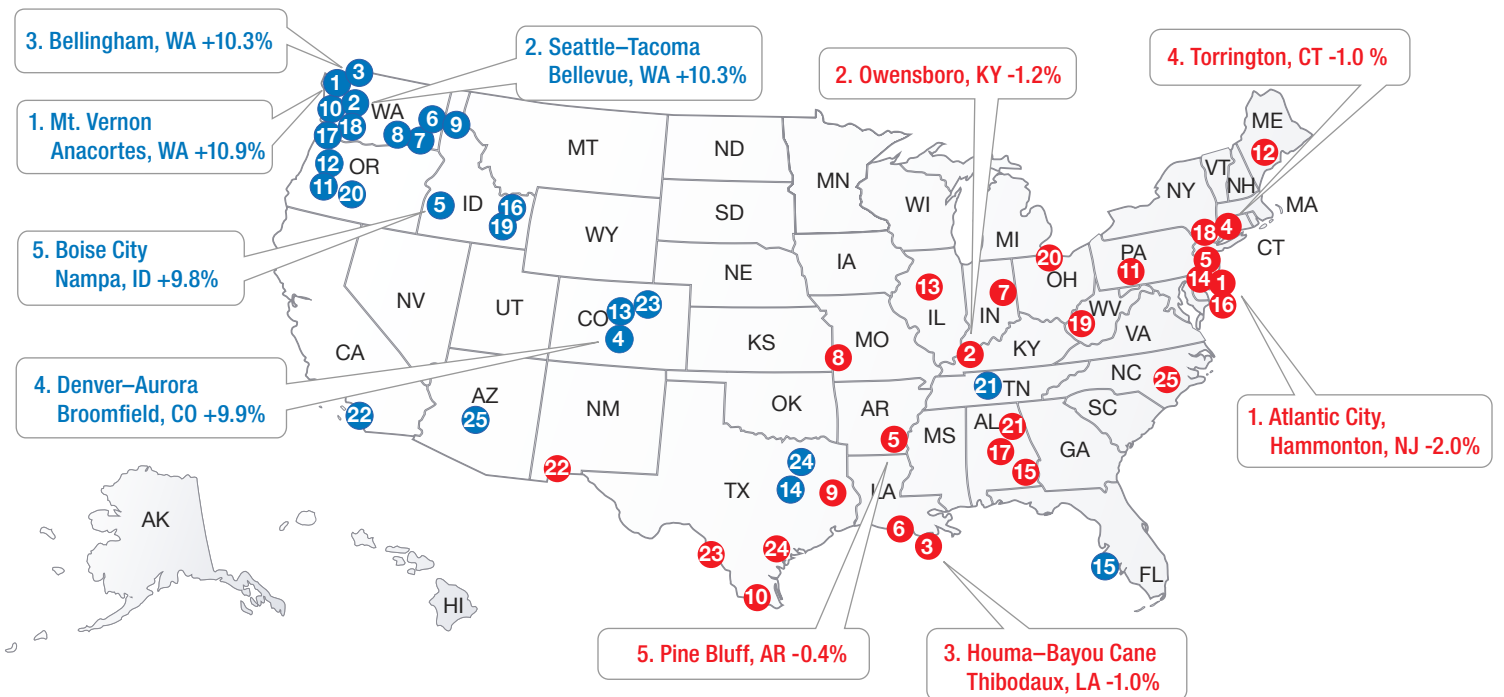
The Top 3 Markets are forecast to appreciate greater than 10%

DRIVERS

Population Flat or Declining
High Inventory

TREND

Softening in South Florida and along Southeast coast: Forecast appreciation 1% to 2% lower than last quarter



Top 25 Markets

1.	Mount Vernon-Anacortes, WA	+10.9%
2.	Seattle-Tacoma-Bellevue, WA	+10.3%
3.	Bellingham, WA	+10.3%
4.	Denver-Aurora-Broomfield, CO	+ 9.9%
5.	Boise City-Nampa, ID	+ 9.8%
6.	Spokane, WA	+ 9.7%
7.	Walla Walla, WA	+ 9.7%
8.	Kenniwick-Pasco-Richland, WA	+ 9.7%
9.	Coeur D'Alene, ID	+ 9.4%
10.	Bremerton-Silverdale, WA	+ 9.1%
11.	Eugene-Springfield, OR	+ 8.9%
12.	Salem, OR	+ 8.8%
13.	Boulder, CO	+ 8.7%
14.	Dallas-Fort Worth-Arlington, TX	+ 8.5%
15.	Tampa-St. Petersburg-Clearwater, FL	+ 8.4%
16.	Idaho Falls, ID	+ 8.3%
17.	Portland-Vancouver-Hillsboro, OR-WA	+ 8.3%
18.	Olympia, WA	+ 8.3%
19.	Pocatello, ID	+ 8.2%
20.	Bend, OR	+ 8.1%
21.	Nashville-Davidson-Murfreesboro-Franklin, TN	+ 8.0%
22.	San Diego-Carlsbad-San Marcos, CA	+ 7.8%
23.	Greeley, CO	+ 7.8%
24.	Sherman-Denison, TX	+ 7.7%
25.	Phoenix-Mesa-Glendale, AZ	+ 7.7%

Bottom 25 Markets

1.	Atlantic City-Hammonton, NJ	- 2.0%
2.	Owensboro, KY	- 1.2%
3.	Houma-Bayou Cane-Thibodaux, LA	- 1.0%
4.	Torrington, CT	- 1.0%
5.	Pine Bluff, AR	- 0.4%
6.	Lafayette, LA	- 0.4%
7.	Muncie, IN	- 0.4%
8.	Joplin, MO	- 0.2%
9.	Longview, TX	- 0.1%
10.	McCallen-Edinburg-Mission, TX	- 0.0%
11.	Altoona, PA	- 0.0%
12.	Bangor, ME	+ 0.1%
13.	Peoria, IL	+ 0.1%
14.	Vineland-Millville-Bridgeton, NJ	+ 0.1%
15.	Dothan, AL	+ 0.2%
16.	Ocean City, NJ	+ 0.2%
17.	Montgomery, AL	+ 0.5%
18.	Poughkeepsie-Newburgh-Middletown, NY	+ 0.5%
19.	Charleston, WV	+ 0.5%
20.	Sandusky, OH	+ 0.6%
21.	Gadsden, AL	+ 0.6%
22.	Las Cruces, NM	+ 0.6%
23.	Laredo, TX	+ 0.6%
24.	Victoria, TX	+ 0.8%
25.	Goldsboro, NC	+ 0.8%

Forecast data is as of September 2017. Markets demonstrated are for residential real estate in major areas (typically greater than 300,000 residents and could include areas in which population is relatively low such as 100,000 residents) among single-family homes in the median price tier. Map not to scale. Contact Veros for additional information.

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